



TOWN OF LOOMIS
PLANNING COMMISSION MINUTES
LOOMIS TOWN HALL
6140 HORSESHOE BAR ROAD, SUITE K
LOOMIS, CALIFORNIA

TUESDAY

MARCH 15, 2005

7:30 P.M.

CALL TO ORDER Chairman G. Wilson called the meeting to order at 7:30 p. m.

PLEDGE OF ALLEGIANCE

ROLL CALL Present

☐ Chairman G. Wilson
☐ Commissioner Banyas
☐ Commissioner Obranovich
☐ Commissioner Thew

Absent

AT THIS TIME THE PLANNING COMMISSION WILL CONDUCT CEREMONIAL MATTERS:

Administration of Oath of Office to Michael Hogan & Jean Wilson

Town Clerk gave the oath of office to Michael Hogan & Jean Wilson

Planning Commission to elect Chairman & Vice-Chairman

Commissioner Thew elected Commissioner Obranovich as Chairman, seconded by Commissioner J. Wilson and passed by a voice vote

Chairman Obranovich nominated Commissioner J. Wilson as Vice Chairman, seconded by Commissioner Thew and passed by voice vote

Recognition of Gaylord Wilson

Chairman Obranovich called for a 10 minute break at 7:35 p. m.

Chairman called the meeting back in order at 7:45

COMMISSION AND STAFF COMMENTS NONE

PUBLIC COMMENT NONE

Persons wishing to address the Planning Commission on matters not on the agenda will be given an opportunity to do so at this time. If you wish to discuss an item listed on the agenda, please do so at the time public comment is called for on that item. State your name and address for the record and please limit your comments to no more than five minutes

ADOPTION OF AGENDA

Motion was made to adopt the Agenda. Agenda adopted on motion by Commissioner Thew, seconded by Commissioner Hogan and passed by the following roll call vote:

Ayes: Obranovich, J. Wilson, Banyas, Hogan, Thew
Noes: None
Absent: None

CONSENT AGENDA

Motion was made to adopt the Consent Agenda. Agenda adopted on motion by Commissioner Banyas, seconded by Commissioner J. Wilson and passed by the following roll call vote:

Ayes: Obranovich, J. Wilson, Banyas, Thew
Noes: None
Absent: None
Abstain: Hogan

RECOMMENDATION

1. PLANNING STATUS REPORT
2. MINUTES OF FEBRUARY 15, 2005

RECEIVE & FILE
APPROVE

PUBLIC HEARING

Public comment:

3. #05-05 NORTHPOND DEVELOPMENT MINOR LAND DIVISION, 5782 KING ROAD, APN: 044-073-078

Peter Oakes, the applicant, requests a Minor Land Division (MLD) approval on a 1.288-acre parcel located at 5782 King Road, APN: 044-073-078. The request is to subdivide a 1.288-acre parcel into 3 lots (Proposed Lot 1: 29,626.89 Sq. Ft., Proposed Lot 2: 15, 299.63 Sq. Ft., Proposed Lot 3: 11,412.90 Sq. Ft.). The property is zoned Single Family Residential - 10,000 square foot lot minimum (RS-10) and designated "Residential-Medium Density-2-6 dwelling units/acre" in the General Plan. Staff has determined that the proposed project is consistent with the General Plan and the Zoning Ordinance. The project is Categorically Exempt under CEQA Section 15315.

Recommended action: Approve Resolution #05-06 for a Minor Land Division (MLD) approval on a 1.288-acre parcel located at 5782 King Road, APN: 044-073-078, with the findings in Exhibit A and the recommended conditions in Exhibit B.

Public comment:

Peter Oakes, 5782 King Road, the applicant stated the following:

- no date to build
- will sale one lot for cash to build
- Development name cane from proximity to Williams Pond
- Agrees with all conditions
- Has no timing for the curb gutter and sidewalk

Following further discussion a motion was made to approve #05-05, a Minor Land Division to split a 1.288-acre parcel into 3 lots (Lot 1: 29,626.89 Sq. Ft., Lot 2: 15, 299.63 Sq. Ft., Lot 3: 11,412.90 Sq. Ft.), by Commissioner Banyas, Commissioner Thew seconded the motion and it passed by the following roll call vote:

Ayes:	Thew, Obranovich, J. Wilson, Banyas, Hogan
Noes:	None
Absent:	None

4. #05-03 - LOOMIS VILLAS CONDITIONAL USE PERMIT & DESIGN REVIEW, 3441 TAYLOR ROAD APN: 043-030-056 & 043-030-057

Dave Hood, the applicant, requests a Conditional Use Permit (CUP) and Design Review (DR) approval to construct 8 single-story units of senior housing ((4) 720 square foot units and (4) 947 square foot units – totaling 6,668 square feet) on 2 parcels APN 043-030-057 is ~1.0-acres and APN 043-030-056 is ~0.27-acres for a total of 1.27-acre, located at 3441 Taylor Road, northeast of the intersection of Taylor Road and King Road, APN: 043-030-056 & 043-030-057. The portion of the property that is proposed for development is zoned General Commercial (GC) and designated "General Commercial" in the General Plan. Staff has determined that he proposed project is consistent with the General Plan and the Zoning Ordinance. The project is Categorically Exempt under CEQA Sections 15315 and 15332.

Recommended action: Approve Resolution #05-07 to construct 8 single-story units of senior housing ((4) 720 square foot units and (4) 947 square foot units – totaling 6,668 square feet) on a 1.7-acre parcel located at 3441 Taylor Road, northeast of the intersection of Taylor Road and King Road, APN: 043-030-056 & 043-030-056 with the findings in Exhibit A and the recommended conditions in Exhibit B.

Staff informed the Commission that the Applicant had requested that this item be continued to a latter date.

Public comment:**Jo Carroll Arisman, 6160 Rachel Lane, Loomis**

- the public was not informed of 21 units
- per civil code 51.2 and 51.3 a senior complex must have 21 units
- wants to know what the CC & R's will be
- has problems with the lighting and believes there are too many parking spaces
- wants to be noticed the next time this item is on the agenda
- wants to see landscaping plans

John Piconi, Barker Road, Loomis

- wants to know if a conditional use permit is required for both the commercial and residential portion of the property
- concerned about the project abutting Mrs. Taylor's residence

Miguel Ucovich, 5911 Craig Court, Loomis

- phased project, wants to know whole project
- looks like a motel
- need to be designed better
- looks like a bay of asphalt
- wants to know what amenities are provided for seniors as part of the project
- there is a good example of this type of project on Park Drive in Rocklin
- the design needs to fit into the character of Loomis

Following further discussion a motion was made to continue the item to April 19th, by Commissioner Hogan, Commissioner Wilson seconded the motion and it passed by the following roll call vote:

Ayes:	Thew, Obranovich, J. Wilson, Banyas, Hogan
Noes:	None
Absent:	None

5. #05-03 - LOOMIS CHAMBER OF COMMERCE CONDITIONAL USE PERMIT, DESIGN REVIEW & VARIANCE, DOC BARNES ROAD AND HORSESHOE BAR ROAD - APN: 043-010-016

The Loomis Basin Chamber of Commerce, the applicant, requests a Conditional Use Permit (CUP), Design Review (DR) and Variance (VAR) approval on a 0.14-acre parcel located at the northwest corner of Doc Barnes and Horseshoe Bar Road intersection, APN: 043-010-016. The request is to construct a 1,056 square foot modular building and parking lot for the office of the Loomis Basin Chamber of Commerce. A Variance (VAR) is requested to allow the building to be constructed within the side corner setback area. The property is zoned Central Commercial (CC) and designated "Central Commercial" in the General Plan. Staff has determined that the proposed project is consistent with the General Plan and the Zoning Ordinance. The project is Categorically Exempt under CEQA Sections 15303.

Recommended action: If the Commission is able to make the findings required for a variance and Design Review the Planning Commission may approve Resolution #05-08 a Conditional Use Permit (CUP), Design Review (DR) and Variance (VAR) on a 0.14-acre parcel located at the northwest corner of Doc Barnes and Horseshoe Bar Road intersection, APN: 043-010-016, with the findings in Exhibit A and the recommended conditions in Exhibit B.

Public comment:**Mike Boberg, 5675 Stone Road, Loomis**

- the building is not a problem
- concerned with site and location
- the lot should be a landscaped entrance area, possibly a small park
- the visual impact is important
- is concerned with the size of the parking lot
- downtown would be a better site for the Chamber
- Depot building is more suitable
- the original intent for the site was parking/landscaping
- traffic will increase

Miguel Ucovich, 5916 Craig Court, Loomis

- the lot is buildable
- having the Chamber on this lot is the best use
- this location provides visibility to visitor and helps businesses
- proximity to Raley's is a benefit

Vicky Morris, 4340 Gold Trail Way, Loomis (applicant)

- has lived and been a business owner in Loomis since 1998
- the Chamber should be close to interstate 80 to promote business
- the esthetic of the building will surpass anything currently in Town of Loomis the is adequate parking
- the sign will be a miniature version of the one across the street
- the Chamber serves the Town and surrounding area
- the Chamber brings money into the Town of Loomis
- the Chamber holds events and offers scholarships
-

Karen Fox, 7285 Oak Pine Lane, Granite Bay

- the site would make a great gateway
- this site should set the tone for Horseshoe Bar Road
- the oak tree and granite outcropping were not addressed
- plans need to be designed around the oak tree and granite outcropping
- a generic building does not belong in a rural/historic area
- the depot is a better place for the Chamber
- alternative sites should be considered
- a building should compliment and not consume a site
- the Town needs to develop design guidelines and standards
- the Chamber may need to raise more money to come up with a building that is more unique/fits with the area

Steven Jones, 6215 South Walnut Street, Loomis

- is in the process of negotiating a lease for the Fox Group building (6060 Horseshoe Bar Road) for a day spa & gallery
- commends the generosity of the Doupnicks
- thanks the Chamber for the service they provide to the business community
- is concerned with the location of the building and the esthetics of the gateway into Loomis
- agrees that the Chamber should have a visible location
- thinks that downtown will be the center of Town and not Raley's
- there is not enough parking on the site
- the site is not large enough

Hennery Schuneder, Horseshoe Bar Road, Loomis

- on Chambers board
- a central location is important
- landscaping is important and will make the site attractive
- the Chamber will grow
- there is a strip mall next door

Davis Rosenaur, 6060 Horseshoe Bar Road, Loomis

- has an office upstairs and sees all the cars on Horseshoe Bar Road
- the traffic at this location is dangerous
- there is not enough parking
- needs a traffic study
- as the Town grows so will the traffic

Rick Geoffry, 5915 Walnut Street

- esthetics for the Town are important
- open space would be nice
- the site does not need a building
- a building should be designed to fit the lot

Following further discussion in which the Chamber was advised to change the facade to be more consistent with homes/building in the neighborhood a motion was made to continue the item to April 19th, by Commissioner Hogan, Commissioner Wilson seconded the motion and it passed by the following roll call vote:

Ayes:	Thew, Obranovich, J. Wilson, Banyas, Hogan
Noes:	None
Absent:	None

6. #04-13 TOWN OF LOOMIS ZONING ORDINANCE REVISIONS, ENTIRE TOWN

The project consists of one remaining zoning ordinance modifications for Commission recommendation – adding mobile home park conversion requirements. A Negative Declaration has been recommended to the Town Council for all of the proposed zoning ordinance modifications.

Recommended action: Open continued public hearing, take testimony, and give direction on proposed revisions. Adopt resolution #05-09.

Public comment: NONE

Following further discussion a motion was made to approve #04-13, recommending the mobile home conversion ordinance to the Town Council and continue by Commissioner Banyas, Commissioner Thew seconded the motion and it passed by the following roll call vote:

Ayes:	Thew, Obranovich, J. Wilson, Banyas
Noes:	None
Abstained:	Hogan
Absent:	None

NEW BUSINESS NONE

MATTERS OF INTEREST TO THE COMMISSIONERS NONE

ADJOURNMENT The meeting was adjourned at 9:48 p.m.

Assistant Planner, Ryan Elias-Berg

Gregory L. Obranovich
Chairman, Greg Obranovich